

GUIDELINES FOR PARKING GARAGES

Parking garages are typically categorized as a secondary land use and usually support retail, commercial, or office uses or multifamily dwellings, such as condominiums. Because parking garages are secondary in nature, they should not be the most significant building within their given area.

RECOMMENDED:

1. Locating parking garages underground or on the interior of a city block, with little or no street exposure.
2. If the garage cannot be oriented on the interior of a city block, it is recommended the garage be placed mid-block on a given street with limited street exposure rather than on street corners.
3. Building heights should be equal to or lower than surrounding buildings.
4. Building materials should be similar in color and texture to those of nearby structures.
5. Wall enclosures on street elevations should be designed to be compatible with other buildings in the area and reflect similar proportions of solid to void.
6. Level floor plates on primary façades.
7. Parking garage design should encourage non-parking activities on the first floor, such as retail at the ground level. Retail storefronts should incorporate clear glass to provide visual interaction with the street pedestrian/vehicular traffic.
8. Stairs and elevators should be designed to fit within the boundaries of the garage, rather than on the exterior as an attached stair and/or elevator tower.

NOT RECOMMENDED:

1. Building a parking garage on a corner lot.
2. Building a parking garage that disrupts the scale, massing, and rhythm of the streetscape.
3. Using building materials that are incompatible with adjacent structures.
4. Sloped floor plates on primary façades.
5. Constructing stair and elevator towers on the exterior of a parking garage.



INAPPROPRIATE



APPROPRIATE